Karen Johnson Davidson County
Batch# 950435 DEEDWARRSP
12/12/2022 01:50:30 PM 8 pgs
Fees: $43.00 Taxes: $284,900.00
20221212-0128957

This Instrument Prepared By:
Brian Kenyon
O'Melveny & Myers LLP
400 South Hope Street, 18th Floor
Los Angeles, CA 90071-2899

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
HZ Bellevue DST c/o Hamilton Zanze & Company The Presidio of San Francisco 37 Graham Street, Suite 200 San Francisco, CA 94129-0454	HZ Bellevue DST c/o Hamilton Zanze & Company The Presidio of San Francisco 37 Graham Street, Suite 200 San Francisco, CA 94129-0454	142 00 0 030.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **CF BELLEVUE MULTIFAMILY DST**, a Delaware statutory trust, having an address of c/o Cantor Fitzgerald, 110 East 59th Street, New York, New York, 10022 (herein "Grantor"), does hereby bargain, sell, transfer and convey unto **HZ BELLEVUE DST**, a Delaware statutory trust, with an address of c/o Hamilton Zanze & Company, The Presidio of San Francisco, 37 Graham Street, Suite 200, San Francisco, California 94129 (herein "Grantee"), the land and all improvements thereon described on **Exhibit "A"** attached hereto and made a part hereof (collectively, the "Property"), subject to all matters shown on **Exhibit "B"** attached hereto and made a part hereof (the "Permitted Exceptions"). This is improved property known as 865 Bellevue Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid Property unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that Grantor has full power and lawful authority to sell and convey the Property and, subject to the Permitted Exceptions, will warrant and defend the title against all persons claiming by, through or under Grantor, but not further or otherwise and subject, however, to the Permitted Exceptions.

SOURCE OF TITLE: Special Warranty Deed recorded in Instrument No. 20190403-0030539, Register's Office for Davidson County, Tennessee.

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

The actual consideration or value, whichever is greater, for ~~this~~ transfer is $77,000,000.00.

Affiant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Francisco)

Subscribed and sworn to (or affirmed) before me on this 30 day of Nov., 2022, by Anthony Zanze, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Seal: _____

Signature _____

Edwin F. Houtkooper
COMM # 2343800
San Francisco County
California - Notary Public
Comm. Expires Jan. 27, 2025

[SIGNATURE ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 22 day of November, 2022.

GRANTOR:

CF BELLEVUE MULTIFAMILY DST,
a Delaware statutory trust

By: CF Bellevue Manager, LLC, a Delaware limited liability company, its Trust Manager

By: _____
Name: Christopher A. Milner
Title: President

[ACKNOWLEDGMENT ON FOLLOWING PAGE]

ACKNOWLEDGMENT

STATE OF New York)
) ss.
COUNTY OF New York)

This instrument was acknowledged before me on the 22 day of November, 2022, by Christopher Milner, as President of CF Bellevue Manager, LLC.

Allison B. Kelley
Notary Public
My Commission Expires on: January 7, 2023

Allison B. Kelley
Notary Public, State of New York
No. 01KE6385481
Qualified in Nassau County
Commission Expires January 7, 2023

[Signature page to Grant Deed]

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE FIRST CIVIL DISTRICT (FORMERLY THE NINTH CIVIL DISTRICT) OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION FORMED BY THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY 70 AND THE WESTERLY RIGHT-OF-WAY LINE OF BELLEVUE ROAD; THENCE RUNNING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 4 DEGREES 12 MINUTES WEST, 1095.3 FEET TO A POINT; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND RUNNING NORTH 85 DEGREES 34 MINUTES 30 SECONDS WEST, 1359.60 FEET TO A POINT; THENCE NORTH 3 DEGREES 28 MINUTES 20 SECONDS EAST, 1034.72 FEET TO A POINT; THENCE SOUTH 73 DEGREES 23 MINUTES 20 SECONDS EAST, 948.20 FEET TO A POINT; THENCE NORTH 16 DEGREES 46 MINUTES EAST, 350.00 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE SOUTH 73 DEGREES 22 MINUTES EAST, 379.20 FEET TO A POINT AND THE POINT OF BEGINNING.

ALSO DESCRIBED AS A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MEMPHIS- BRISTOL HIGHWAY, U. S. 70, (A 80 FOOT WIDE ROAD) AND THE WESTERLY RIGHT-OF-WAY LINE OF BELLEVUE ROAD, (A 60-FOOT WIDE ROAD); THENCE, 1. WITH THE WESTERLY RIGHT-OF-WAY LINE OF BELLEVUE ROAD, S 04 DEG. 12' 00" W, PASSING AN IRON PIN SET AT 68.00 FEET AND A TOTAL DISTANCE OF 1099.24 FEET (S 4 DEG. 12' W, 1095.30 FEET RECORDED) TO AN IRON PIN SET; THENCE, 2. LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH THE NORTH LINE OF LOTS 76 THROUGH 90 AS SHOWN ON THE PLAN ENTITLED "DORAL COUNTRY VILLA, SECTION SEVEN" AS RECORDED IN PLAT BOOK 5200, PAGE 233, R. O. D. C. TENNESSEE, N. 85 DEG. 33' 29" W, 1347.10 FEET (N 85 DEG. 34' 30" W, 1359.60 FEET RECORDED) TO AN EXISTING CONCRETE MONUMENT; THENCE, 3. WITH THE EAST LINE OF THE COMMON AREA AS SHOWN THE PLAN ENTITLED "RIVER PLANTATION, SECTION THREE" AS RECORDED IN PLAT BOOK 4675, PAGE 104, R. O. D. C. TENNESSEE, N 03 DEG. 23' 54" E, 1035.06 FEET (N 3 DEG. 28' 20" E, 1034.72 FEET RECORDED) TO AN EXISTING CONCRETE MONUMENT; THENCE, 4. WITH THE SOUTHERLY LINE OF THE C. M. JONES, ET UX PROPERTY AS RECORDED IN DEED BOOK 3407, PAGE 448, R. O. D. C. TENNESSEE, THE FORREST B. FERGUSON, ET UX PROPERTY AS RECORDED IN DEED BOOK 3372, PAGE 327, R. O. D. C.

TENNESSEE, THE GEORGE M. PARROTT, ET UX PROPERTY AS RECORDED IN DEED BOOK 5712, PAGE 987, R. O. D. C. TENNESSEE, THE JESSIE B. COX PROPERTY AS RECORDED IN DEED BOOK 6087, PAGE 461, R. O. D. C. TENNESSEE, THE ARTHUR L. HATCHER, SR. ET UX PROPERTY AS RECORDED IN DEED BOOK 6162, PAGE 237, R. O. D. C. TENNESSEE, THE RALPH D. FERRELL ET UX PROPERTY AS RECORDED IN DEED BOOK 4099, PAGE 87, R. O. D. C, TENNESSEE & THE SHIVELY LIMITED PARTNERSHIP PROPERTY AS RECORDED IN DEED BOOK 9323, PAGE 1, R. O. D. C. TENNESSEE, S 73 DEG. 23' 20" E, 948.45 FEET (S 73 DEG. 23' 20" E, 948.20 FEET RECORDED) TO AN EXISTING CONCRETE MONUMENT; THENCE, 5. WITH THE EASTERLY LINE OF THE SHIVELY LIMITED PARTNERSHIP PROPERTY, N 16 DEG. 46' 00" E, PASSING AN IRON PIN SET AT 338.00 FEET AND A TOTAL DISTANCE OF 350.00 FEET TO A POINT; THENCE 6. WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MEMPHIS-BRISTOL HIGHWAY, S 73 DEG. 22' 00" E, 367.75 FEET (S 73 DEG. 22' E, 379.20 FEET RECORDED) TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CF BELLEVUE MULTIFAMILY DST, A DELAWARE STATUTORY TRUST, BY DEED FROM CCP IV KNOLLWOOD, LLC, A DELAWARE LIMITED LIABILITY COMPANY (F/K/A AIMCO KNOLLWOOD, LLC, A DELAWARE LIMITED LIABILITY COMPANY) OF RECORD IN INSTRUMENT NO. 201904030030539, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 4175, Page 141, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Right of Way Agreement for Public Roads, by and between Mrs. W.D. Flynn and County of Davidson, State of Tennessee, of record in Book 2086, Page 278, in the Register's Office of Davidson County, Tennessee.

4. Perpetual easement granted to the State of Tennessee by E.E.S. Naubco Associates, a Limited Partnership of record in Book 5311, Page 139, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Grant of Easement, by and between Consolidated Capital Properties IV and Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 201112120096736, in the Register's Office of Davidson County, Tennessee.

6. Right of residential tenants in possession under unrecorded leases, upon the terms, covenants, conditions and provisions thereof.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Land Title Survey prepared by Blew & Associates, P.A., Job No. 19-484, dated March 7, 2019, last revised March 26, 2019:

   a. Overhead powerlines are located on the Land;
   b. Building encroaches over sanitary sewer easement set forth in Exception 10 by as much as 2.01'.

Tennessee Register of Deeds Association
President Sheena R Tinsley

I, Margo Zhao, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 22, 2022.

Affiant Signature

Date: November 22, 2022
State of New York
County of New York
Sworn to and subscribed before me this 11th day of October, 2022

Notary's Signature

JED LEVINE
Notary Public, State of New York
No. 01LE6109294
Qualified in Queens County
Commission Expires 5/3/2024

MY COMMISSION EXPIRES: May 3, 2024
Notary's Seal (if on paper)